

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, January 12, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	
File Number:	T-03-14-15	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	Mayor's Office	
Zoning District:	Citywide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: high-impact retail sales and service, and pawnshops; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

Case	2	
File Number:	E-034-14-15	
Case Type:	Special Permit	
Applicant:	Vincent Mastrosimone, VMS Holdings Corporation	
Address:	531 Lyell Avenue	
Zoning District:	R-2 Medium Density Residential District	
Quadrant:	NW	
Section of Code:	120-18N	
Purpose:	To establish a 4,500 sq. ft. low-impact retail store in the front portion of a one-story building with hours of operation from 6:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
January 12, 2015 Agenda
Page 2

Case **3**
File Number: **E-035-14-15**
Case Type: Special Permit
Applicant: Scott Alexander
Address: 175 Hague Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Section of Code: 120-191B(4)(C)
Purpose: To establish indoor vehicle repair and sales, an antique wood shop and storage in a vacant nonconforming building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-036-14-15**
Case Type: Special Permit
Applicant: Lenora L. Paige
Address: 249 Saratoga Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(C)
Purpose: To re-establish a sit-down restaurant in a vacant nonconforming building with hours of operation from 6:30AM to 6:30PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-037-14-15**
Case Type: Special Permit
Applicant: Kaif Ali
Address: 480-484 West Main Street
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-173E
Purpose: To approve an alternative parking plan for the proposed low-impact retail store and restaurant at 480-484 West Main Street; an action requiring City Planning Commission approval.
SEQR: **Type II**

City Planning Commission
January 12, 2015 Agenda
Page 3

Case	6
File Number:	E-038-14-15
Case Type:	Special Permit
Applicant:	Saban Soylemez, Lakesiders Bar and Grill
Address:	4783-4785 Lake Avenue
Zoning District:	H-V Harbortown Village
Quadrant:	NW
Section of Code:	120-191B(4)(C)
Purpose:	To re-establish live entertainment, specifically trivia games, karaoke, DJs and small bands, in a bar/restaurant with hours of operation from 2:00PM to 2:00AM, daily; an action requiring City Planning Commission approval.
SEQR:	Unlisted
Lead Agency:	City Planning Commission